

WATER USE STUDY
PASEO DE LA PLAYA
SITE 3
301 E. YANONALI STREET
SANTA BARBARA CA

Client: Mr. William Wright
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PURPOSE

The purpose of this analysis is to determine the potable water use associated with the development of the commercial site consisting of a market, retail, service commercial, office, mini-storage, one (1) manager's apartment, one (1) manager's office and landscaping on the following parcel of land:

017-630-005

WATER USE ALLOCATION

The parcel described above is identified as Area D of Specific Plan No. 2 which was approved by the City of Santa Barbara on September 27, 1983. Section F1A of the adopted Specific Plan approved a potable water allocation of 2.46 acre feet per year per acre of Area D. According to the approved Specific Plan, Area D has a site area of 3.906 acres, therefore the potable water allocation for Area D is as follows:

$$\text{Allocation} = (3.906 \text{ acres}) (2.46 \text{ AFY/AC}) = 9.61 \text{ AFY}$$

POTABLE WATER USE FOR PROPOSED DEVELOPMENT

This analysis will use water duty factors from the City's Water Demand Factor and Conservation Study to determine the potable water use for the proposed development.

Manager's Apartment

Using the water duty factor for senior citizen apartment buildings, the City's Water Demand Factor and Conservation Study allocates 0.12 AFY/Unit. This factor however includes landscape irrigation. The development proposes to use reclaimed water for irrigating all landscaping. The landscaped areas therefore will not use potable water for irrigation. As stated previously, the City's water use factor for senior citizen apartment buildings includes landscape irrigation. The development will not use potable water to irrigate approximately 50% of the landscaped areas, therefore the water duty factor will be reduced by 50% to account for this potable water savings. The 50% reduction is conservative as landscape irrigation, even with drought tolerant species, represent a significant portions of a project's potable water use. In fact, the summary of water use contained in Document No. 1 of the City's Water Demand Factor and Conservation Study for the Senior Citizen Apartment Buildings land use type indicates that the projects surveyed included large areas of open space dedicated to lawn and/or garden plots. The proposed reduction of the City's water duty factor will result in a new factor as follows:

$$\text{Revised Factor} = (0.12) (0.50) = 0.06 \text{ AFY/Unit}$$

When this factor is applied to the development, water use for the manager's apartment is as follows:

$$\text{Water Use} = (0.06 \text{ AFY/Unit}) (1\text{Unit}) = 0.06 \text{ AFY}$$

The factors contained in Table A of Document 2 of the City's Water Demand Factor and Conservation Study will be used to determine the water use for the commercial site including the manager's apartment and manager's office proposed for Site 3. The Mini-Storage site will not contain a washroom, therefore there is no potable water use associated with this land use. It is unclear from the summary of water use contained in Document 1 of the Water Demand Factor and Conservation Study Technical Report if these land uses include irrigation, therefore for the purpose of this report, it is assumed that landscape irrigation is not included. The commercial sites, manager's apartment and manager's office, and their Land Use Water Demand Factors are as follows:

Proposed Commercial Use	Table A – Land Use	Proposed Commercial SF	Table A – AFY
Market	Grocery Store	17,800	0.42/1000 sf
Retail	Retail, small	4,100	0.11/1000 sf
Service Commercial	Retail, small	3,275	0.11/1000 sf
Office	General office	9,375	0.10/1000 sf
Mini-Storage	n/a	n/a	n/a
Manager's Office	General office	150	0.10/1000 sf

Therefore, the average use rate for each commercial site including the manager's apartment and manager's office will be as follows:

Market (17,800) (0.42/1000)	= 7.47
Retail (4,100) (0.11/1000)	= 0.45
Service Commercial (3,275) (0.11/1000)	= 0.36
Office (9,375) (0.10/1000)	= 0.93
Mini Storage	= n/a
Manager's Apt. (0.06/unit)	= 0.06
Manager's office (150) (0.10/1000)	= <u>0.01</u>
TOTAL	= 9.28AFY

TOTAL WATER USE

The total estimated potable water use for the development will be 9.28 AFY. This does not exceed the water allocation of 9.61 AFY granted by Specific Plan No. 2.